

LEVEL 32
300 GEORGE STREET
BRISBANE QLD 4000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

23 December 2024

Economic Development Queensland
Development Assessment
Level 14, 1 William Street
Brisbane City QLD 4000

Via email: pdadevelopmentassessment@edq.qld.gov.au

Dear Sir/Madam,

RE: AMENDMENT APPLICATION - MACARTHUR AVENUE, CULLEN AVENUE WEST, CULLEN AVENUE AND THEODORE STREET, HAMILTON QLD 4007 (EDQ REF: DEV2024/1485)

In accordance with Section 99 of the *Economic Development Act 2012* (the 'ED Act') and on behalf of *Economic Development Queensland* ('the Applicant'), we wish to make an amendment application in relation to PDA Development Approval number DEV2024/1485. This PDA Development Approval relates to a PDA Development Permit for Reconfiguring a Lot a Lot – 15 lots into 19 lots at Macarthur Avenue, Cullen Avenue West, Cullen Avenue and Theodore Street, Hamilton described as Lot 12 on SP317637; Lot 301 on SP257483; Lot 302 on SP338484; Lot 303 on SP338484; Lot 1162 on SP108458; Lot 886 on SL6135; Lot 100 on SP294919; Lot 968 on SL5770; Lot 711 on SL4546; Lot 1 on SP338484; Lot 800 on SP210924; Lot 1 on 238221; Lot 5 on SP273062; Lot 1 on SP140140 and Lot 1161 on SP108457. The development approval was initially granted on 1 August 2024, and approved all of the development, subject to the conditions imposed in the decision notice.

This amendment application relates to changes to conditions of approval to reflect the proposed approach to construction and staging of the approved works. No changes to the approved drawings and documents are proposed through this application.

The following documents are enclosed and should be read in conjunction with this minor amendment letter:

- **Attachment A** – Copy of existing approval DEV2024/1485
- **Attachment B** – Signed owner's consent
- **Attachment C** – PDA application form
- **Attachment D** – Mark-up of proposed changes to conditions.

1. PROPOSED CHANGES

As stated above, the proposed changes relate to changes to the conditions which were imposed on the development application. These changes have been subject to ongoing discussions between the applicant and the assessment team over the preceding time since the development approval was originally granted. The changes to each condition are outlined below, and a marked up copy of the decision notice is provided in **Attachment D** – Mark-up of proposed changes to conditions of this application.

Condition 13 Earthworks – Compliance Assessment

<p>a) Submit to EDQ IS, a whole of site earthworks staging plan.</p> <p>b) Submit to EDQ IS for compliance assessment, detailed staged pre-loading plans certified by a suitably qualified RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved earthworks drawings <p>The certified earthworks plans must:</p> <ul style="list-style-type: none"> iii) Include a report regarding the preloading strategy that includes analysis outputs, settlement criteria, management strategy to limit post construction settlement, and settlement monitoring approach. iv) Include the location and finished surface levels of any cut and/or fill; v) Provide details of any areas where surplus soils are to be stockpiled; vi) Where dispersive soils will be disturbed on site, provide details of treatment and their rehabilitation; vii) Detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all retained drainage structures from structural loading impacts resulting from earthworks associated with the approved development; viii) Existing utilities and services within the road networks that will be decommissioned or retained. Include the location of drainage pits and pipes within each lot that will be affected; ix) Batters and retaining wall designs with reference to the property boundaries in interim and ultimate cases including detailed information, such as the location, type, height, cross- and long-sectional information of any interim and ultimate retaining walls; x) The interim and ultimate cross-sectional profiles of the entire site and adjoining properties. xi) Accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; xi) Accord with the Acid Sulfate Soil management Plan as required by 	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencing preloading earthworks for the relevant stage</p>
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<p>condition 14 – Acid Sulfate Soil Management Plan.</p> <p>xii) Where relevant, accord with any Dispersive soils management plan submitted under Condition 10.</p>	
<p>c) Submit to EDQ IS for compliance assessment, detailed earthworks plans, certified by a suitably qualified RPEQ, and designed generally in accordance with:</p> <p>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</p> <p>ii) the approved earthworks drawings.</p>	<p>b) Prior to commencing earthworks or removal of preload material for the relevant stage pursuant to condition 13a)</p>

Condition 21 - Flood Impact Assessment – Compliance Assessment

Flood Impact Assessment – Compliance Assessment	
<p>a) Submit to EDQ IS for compliance assessment a Technical Memorandum providing the updated flood impact assessment, certified by a RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The Technical Memorandum is to demonstrate the following:</p> <p>i) The proposed earthworks and associated pre-loading plans endorsed under Condition 13 (b) and (c) are appropriately considered in the model.</p> <p>ii) The works have resulted in no hydraulic impacts external to the site.</p>	<p>a) Prior to commencement of the earthworks for the first stage relevant preloading/earthworks area pursuant to condition 13a)</p>
<p>b) Submit to EDQ IS for compliance assessment, a Technical Memorandum providing an updated flood impact assessment, certified by a RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The Technical Memorandum is to demonstrate the following:</p> <p>i) The proposed earthworks and associated pre-loading plans endorsed under Condition 13 (b) are appropriately considered in the model.</p> <p>The works have resulted in no adverse hydraulic impacts external to the site.</p>	<p>b) Prior to commencement of the first earthworks stage pursuant to condition 13a)</p>

<p>b) Submit to EDQ IS for compliance assessment an updated flood impact assessment, certified by a suitably qualified RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The flood impact assessment is to demonstrate the following:</p> <ul style="list-style-type: none"> a. The proposed drainage channel works, earthworks and associated hydraulic structures are appropriately considered in the models. b. The works have resulted in no hydraulic impacts external to the site. c. Addresses peak flood levels for a 2100 climate change scenario. 	<p>b) Prior to commencement of the earthworks for the second stage or 3 months after endorsement of part of this condition – whichever occurs first which results in an unacceptable hydraulic impact external to the site.</p>
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Condition 22 - High Level Flood Risk and Flood Emergency Response Assessment

<p>High Level Flood Risk and Flood Emergency Response Assessment – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment a High-Level Flood Risk and Flood Emergency Response Assessment prepared and certified by a registered professional engineer (RPEQ or equivalent) specialised in hydraulic engineering accompanied by evidence that the report has been reviewed by risk management specialist. The Flood Risk and Flood Emergency Response Assessment must be prepared in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council's Flood Planning Scheme Policy (SC6.11) and PDA Guideline No. 13 Engineering standards. The report should include the following information:</p>	<p>a) Prior to commencement of road works</p>
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Condition 24 – Stormwater Management (Quantity) – Compliance Assessment

New sub-part to the condition as follows:

(d) Submit only to EDQ IS detailed engineering design plans and associated calculations, certified by a suitably qualified RPEQ, for the proposed stormwater infrastructure that drains directly to the Brisbane River.

Condition 28a – Telecommunications

Telecommunications	
<p>a) Submit to EDQ IS detailed design documentation certified prepared by a suitably qualified person, for telecommunications infrastructure prepared in accordance with the approved Telecommunications plan. The documentation should include:</p> <ul style="list-style-type: none"> i) Detailed telecommunications plan showing the layouts and details of smart poles and non-standard infrastructures. ii) Location and type of non-standard infrastructure to align with the landscape plan and road work drawings submitted under the respective conditions. iii) Demonstration that communication throughout the precinct for traffic signal or otherwise is via fibre optic cabling (ducted linkages), not 4G. iv) Identification of any easements. v) Written agreement from Council for any non-standard assets. 	<p>a) Prior to commencement of roadworks</p>

Condition 38 – Contaminated Land – Site Management

Contaminated Land – Site Management	
<p>a) Submit to EDQ IS, Contamination Management Plans certified by a suitably qualified person for road and associated embankment works for land listed on the Environmental Management Register (EMR) and/ or Contaminated Land Register (CLR). The site Contaminated Management Plan is to be prepared in accordance with the framework and provisions set out in the Environmental Protection Act 1994.</p>	<p>a) Prior to commencement of earthworks for the relevant stage pursuant to Condition 13-ab)</p>
<p>b) Submit to EDQ IS, Remediation Action Plans (RAP) for lots listed on the EMR and/or CLR that detail the remediation works required in order to prepare a Site Suitability Statement.</p>	<p>b) Prior to commencement of earthworks for the relevant earthworks stage pursuant to Condition 13 ab)</p>

New Condition 50 - Temporary Works – other than stormwater

Temporary Works – other than stormwater Complete engineering servicing plans and associated calculations, certified by a suitably qualified RPEQ or suitably qualified person as appropriate, for any proposed temporary works to facilitate stages of construction and existing facilities.	Prior to commencement of construction of temporary works.
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2. SUBSTANTIALLY DIFFERENT DEVELOPMENT

In accordance with Section 99(2) of the ED Act, a request to Change a PDA Development Approval can only be considered where the proposed change would not result in the relevant development being *substantially different*. The ED Act however does not qualify or define what constitutes development being substantially different.

It is therefore submitted that the most relevant criteria for the proposal to be considered against is set out in Schedule 1 of the Development Assessment Rules made under the *Planning Act 2016*. The table below provides an assessment of the proposed changes against the criteria for substantially different development.

Guideline Criteria	Response
Involves a new use	This application is does not include a Material Change of Use and therefore no new uses are proposed. Further no changes are proposed to the lot and road layouts.
Results in the application applying to a new parcel of land.	No new land is proposed to be included.
Dramatically changes the built form in terms of scale, bulk and appearance.	This application is does not include a Material Change of Use and therefore no built form is included within the approval.
Changes the ability of the proposed development to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	No changes to the approved drawings and documents are proposed and therefore no elements are being removed which would impact on how the development operates. The changes sought are limited to changes to conditions.
Removes a component that is integral to the operation of the development.	No changes to the approved drawings and documents are proposed and therefore no elements are being removed. The changes sought are limited to changes to conditions.

Guideline Criteria	Response
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	No changes to the design of lots or roads are proposed through this application and therefore no changes will occur to traffic flow and the transport network.
Introduces new impacts or increases the severity of known impacts.	All of the proposed changes are limited to changes to conditions and therefore impacts from the completed development will remain consistent with the current provisions.
Removes an incentive or offset component that would have balanced a negative impact of the development.	No changes are proposed which remove an incentive or offset of the development.
Impacts on infrastructure provision.	No changes are proposed which impact on infrastructure provision.

The above demonstrates that the proposed changes will not result in substantially different development.

3. LAND OWNER'S CONSENT

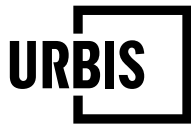
Land owner's consent to make this change application is included in **Attachment C**.

4. APPLICATION FEE

Economic Development Queensland's Development Assessment Fees and Charges Schedule states in Section 4 that amendment applications attract an assessment fee of up to 25% of the current development application fee. It is understood that EDQ will provide confirmation of the relevant fee upon lodgement of the application.

5. CONCLUSION

The above demonstrates that the proposed changes do not result in substantially different development. The proposed changes will be intended to assist in facilitating the logical and timely progression of construction of civil works across a large site over an extended period of time. The proposed amendment application should therefore be supported.

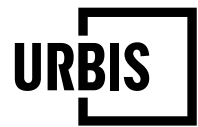


We trust the supplied documentation is sufficient in order for EDQ to undertake an assessment of this request. If you have any questions, please do not hesitate to contact the undersigned on the details below.

Yours sincerely,

A handwritten signature in blue ink, reading "Matthew Brown". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Matthew Brown
Associate Director
+61 7 3007 3552
mbrown@urbis.com.au



ATTACHMENT A – COPY OF EXISTING APPROVAL DEV2024/1485



Our ref: DEV2024/1485

01 August 2024

Minister for Economic Development Queensland
C/- Urbis Pty Ltd
Att: Mr Rueben Gumina
Level 32, 300 George Street
BRISBANE QLD 4006

Email rgumina@urbis@urbis.com.au

Dear Mr Gumina

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Reconfiguring a Lot a Lot – 15 lots into 19 lots at Macarthur Avenue, Cullen Avenue West, Cullen Avenue and Theodore Street, Hamilton described as Lot 12 on SP317637; Lot 301 on SP257483; Lot 302 on SP338484; Lot 303 on SP338484; Lot 1162 on SP108458; Lot 886 on SL6135; Lot 100 on SP294919; Lot 968 on SL5770; Lot 711 on SL4546; Lot 1 on SP338484; Lot 800 on SP210924; Lot 1 on 238221; Lot 5 on SP273062; Lot 1 on SP140140 and Lot 1161 on SP108457

On 01 August 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at jocelyn.bowyer@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Macarthur Avenue, Cullen Avenue West, Cullen Avenue and Theodore Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 12	SP317637
	Lot 301	SP257483
	Lot 302	SP338484
	Lot 303	SP338484
	Lot 1162	SP108458
	Lot 886	SL6135
	Lot 100	SP294919
	Lot 968	SL5770
	Lot 711	SL4546
	Lot 1	SP338484
	Lot 800	SP210924
	Lot 1	SP238221
	Lot 5	SP273062
	Lot 1161	SP108457
	Lot 1	SP140140
PDA development application details		
DEV reference number	DEV2024/1485	
'Properly made' date	18 April 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Reconfiguring a Lot – 15 lots into 19 lots	

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Decision date	01 August 2024
Currency period	4 years from the date of the decision
Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner, EDQ DA
Manager	Peita McCulloch, Manager, EDQ DA
Engineer	Manjurul Alam, Principal Engineer, EDQ IS
Delegate	Beatriz Gomez, Director, EDQ DA

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 1	06/02/2024
2.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 2	06/02/2024
3.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 3	06/02/2024
4.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 4	06/02/2024
5.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 5	06/02/2024
6.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Shet 6	06/02/2024
7.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 7	06/02/2024
8.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 8	06/02/2024
9.	Northshore Hamilton Major Road Package Engineering Services Report, prepared by ADG – as amended in red	26575 – Revision 3	04/06/2024
10.	Northshore Telecommunication Master Plan, prepared by Gravelroad	Version 1-4	Not dated
11.	Northshore Hamilton PDA Water Supply and Sewer Preliminary Analysis, prepared by Cardno	DSDMIP-EDQ-1502-19 Version 6	4/11/2020
12.	Traffic Impact Memorandum, prepared by Urbis	P0042473	22/07/2024
13.	Reconfiguration of Lot Cover Sheet – as amended in red	NSH_CIV_SK_0_0300 Revision 4	11/06/2024

14.	Reconfiguration of lot drawing index	NSH_CIV_SK_0_0301 Revision 5	11/06/2024
15.	Reconfiguration of lot works extent plans – as amended in red	NSH_CIV_SK_0_0311 Revision 5	11/06/2024
16.	Reconfiguration of lot works extent plan sheet 1	NSH_CIV_SK_0_0321 Revision 4	11/06/2024
17.	Reconfiguration of lot works extent plan sheet 2 – as amended in red	NSH_CIV_SK_0_0322 Revision 4	11/06/2024
18.	Reconfiguration of lot works extent plan sheet 3 – as amended in red	NSH_CIV_SK_0_0323 Revision 4	11/06/2024
19.	Reconfiguration of lot works extent plan sheet 4 – as amended in red	NSH_CIV_SK_0_0324 Revision 4	11/06/2024
20.	Reconfiguration of lot works extent plan sheet 5 – as amended in red	NSH_CIV_SK_0_0325 Revision 4	11/06/2024
21.	Reconfiguration of lot typical road cross section Theodore Street	NSH_CIV_SK_0_0331 Revision 4	11/06/2024
22.	Reconfiguration of lot typical road cross section Brett Street	NSH_CIV_SK_0_0332 Revision 4	11/06/2024
23.	Reconfiguration of lot typical road cross section Macarthur Avenue	NSH_CIV_SK_0_0333 Revision 4	11/06/2024
24.	Reconfiguration of lot typical road cross section Macarthur Avenue North	NSH_CIV_SK_0_0334 Revision 4	11/06/2024
25.	Reconfiguration of lot typical road cross section Cullen Avenue	NSH_CIV_SK_0_0336 Revision 4	11/06/2024
26.	Reconfiguration of lot typical road cross section Road 1	NSH_CIV_SK_0_0338 Revision 4	11/06/2024
27.	Reconfiguration of lot typical road cross section Macarthur Ave NW Karakul St, Road 5 & 6	NSH_CIV_SK_0_0342 Revision 4	11/06/2024
28.	Reconfiguration of lot bulk earthworks layout plan sheet 1	NSH_CIV_SK_0_0351 Revision 3	11/06/2024
29.	Reconfiguration of lot bulk earthworks layout plan sheet 2 – as amended in red	NSH_CIV_SK_0_0352 Revision 3	11/06/2024
30.	Reconfiguration of lot bulk earthworks layout plan sheet 3 – as amended in red	NSH_CIV_SK_0_0353 Revision 3	11/06/2024
31.	Reconfiguration of lot bulk earthworks layout plan sheet 4 – as amended in red	NSH_CIV_SK_0_0354 Revision 3	11/06/2024
32.	Reconfiguration of lot bulk earthworks layout plan sheet 5 – as amended in red	NSH_CIV_SK_0_0355 Revision 3	11/06/2024
33.	Reconfiguration of lot annotated cross sections sheet 1 Theodore St	NSH_CIV_SK_0_0371 Revision 2	11/06/2024
34.	Reconfiguration of lot annotated cross sections sheet 2 Brett St	NSH_CIV_SK_0_0375 Revision 2	11/06/2024
35.	Reconfiguration of lot annotated cross sections sheet 3 Macarthur Ave	NSH_CIV_SK_0_0381 Revision 2	11/06/2024

36.	Reconfiguration of lot annotated cross sections sheet 4 Macarthur Ave	NSH_CIV_SK_0_0382 Revision 2	11/06/2024
37.	Reconfiguration of lot annotated cross sections sheet 5 Macarthur Ave North	NSH_CIV_SK_0_0385 Revision 2	11/06/2024
Supporting Plan			
38.	Transport Master Plan Northshore Hamilton PDA, prepared by Cardno	QTT17008	23/09/2021

Preamble, abbreviations, and definitions

PREAMBLE

Compliance assessment applications will be referred to Council for comment for the following conditions:

- Condition 16 – Roadworks
- Condition 23 – Stormwater (Quality)
- Condition 24 – Stormwater (Quantity)
- Condition 25 - Stormwater Waterway and Stormwater Treatment Devices Maintenance Strategy
- Condition 30 – Streetscape Works
- Condition 31 – Wayfinding and Signage
- Condition 34 – Landscape Works (Open Space and Drainage)

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times
3.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement
Construction		
4.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work under Condition 5 of this approval, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ IS, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ and the relevant supporting documents.	Minimum of 10 business days prior to proposed out of hours work commencement date

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	<i>Note: Any interaction with assets with potential Asbestos Containing Materials (ACM) must be carried out in a safe manner and in accordance with the relevant Occupational Health and Safety and Environmental regulations.</i>	
8.	Construction Noise Management Plan <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies; ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors; iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
9.	Erosion and Sediment Management <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>; iii) Site Based Stormwater Management Plan, prepared by Water Engineering Plus, dated 22 March 2024 (Issue 3); iv) Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023; v) Any dispersive soil management plan submitted under condition 10; and vi) Acid Sulfate Soil management plan submitted under Condition 14. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
10.	<p>Dispersive Soil Management</p> <p>a) Where dispersive soils are identified on site, submit to EDQ IS a Dispersive Soil Management Plan, prepared and certified by a suitably qualified soil science/soil chemistry specialist that details management of dispersive soil during the design, construction, and operational phases of the development including:</p> <ul style="list-style-type: none"> i) details of the areas where dispersive soils will be disturbed and treated/rehabilitated, ii) the suite of methods required to identify and address potential issues associated with the exposure and re-use of dispersive soils. <p>b) Carry out the development in accordance with the recommendations identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) At all times during construction</p>
11.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours for all road users including pedestrians, cyclists, scooters and mobility devices; ii) provision of parking for workers and materials delivery; iii) risk identification, assessment and mitigation measures; iv) ongoing monitoring, management review and provision of certified updates (as required); and v) Traffic Guidance Scheme prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>Note: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or TMR as road manager. It is recommended that applicants engage directly with the relevant road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
12.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p>	<p>a) Within a reasonable timeframe as agreed with the relevant authority</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p><i>Note: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	b) Prior to survey plan endorsement
Engineering		
13.	<p>Earthworks – Compliance Assessment</p> <p>a) Submit to EDQ IS, a whole of site earthworks staging plan.</p> <p>b) Submit to EDQ IS for compliance assessment, detailed earthworks plans, certified by a suitably qualified RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved earthworks drawings. <p>The certified earthworks plans, and a report where required, must:</p> <ol style="list-style-type: none"> Include a geotechnical soils assessment and management of the site. Assessment to include a preloading strategy that includes analysis outputs, settlement criteria, management strategy to limit post construction settlement, and settlement monitoring approach; Include the location and finished surface levels of any cut and/or fill; Provide details of any areas where surplus soils are to be stockpiled; Where dispersive soils will be disturbed on site, provide details of treatment and their rehabilitation; Detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all retained drainage structures from structural loading impacts resulting from earthworks associated with the approved development; Existing utilities and services within the road networks that will be decommissioned or retained. Include the location of drainage pits and pipes within each lot that will be affected; Batters and retaining wall designs with reference to the property boundaries in interim and ultimate cases including detailed information, such as the location, type, height, cross- and long-sectional information of any interim and ultimate retaining walls; The interim and ultimate cross-sectional profiles of the entire site and adjoining properties; 	<p>a) Prior to commencing works</p> <p>b) Prior to commencing earthworks for the relevant stage pursuant to condition 13a)</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> xi) Accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; xi) Accord with the Acid Sulfate Soil management Plan as required by condition 14 – Acid Sulfate Soil Management Plan. xii) Where relevant, accord with any Dispersive soils management plan submitted under Condition 10. <p>c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans endorsed under part a) of this condition; and ii) any unsuitable material encountered has been treated, managed or replaced with suitable material. 	<p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
14.	Acid Sulfate Soil Management Plan (ASSMP) <ul style="list-style-type: none"> a) Submit to EDQ IS an Acid Sulfate Soil Management Plan, certified by a suitably qualified and experienced person or a suitably qualified RPEQ in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition. 	<p>a) Prior to the commencement of earthworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
15.	Retaining Walls <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all interim and ultimate retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS, certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition. 	<p>a) Prior to commencing roadworks for the relevant earthworks stage as submitted under condition 13a)</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
16.	<p>Roadworks – Compliance Assessment</p> <p>a) Submit to EDQ IS, for Compliance Assessment, detailed engineering plans, certified by a suitably qualified RPEQ, for all roadworks including parking and bus bays, traffic control devices, signal plans, footpaths, cycleways, line marking and signage at a minimum. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the Transport Master Plan, NSH prepared by Cardno, dated 23 September 2021; and iii) the approved Transport Impact Memorandum, prepared by Urbis, dated 22 July 2024. <p>The submitted detailed designs are to include:</p> <ul style="list-style-type: none"> i) all intersection modifications; ii) signal plans that demonstrate full pedestrian protection from right turn movements for all signalised crossings; iii) cross sections for all proposed road hierarchies iv) any proposed shared zone(s); v) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; vi) the function of shared zone(s) for pedestrians, cyclists and vehicles; vii) clear sight lines to ensure legibility and visibility for all users. This should include sightline checks for cycle streets; viii) effective wayfinding treatments (e.g. visual and textural cues including paving, materiality, lighting, planting, bollards and signage) to clearly define the function of the road and the use of shared zone(s); ix) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; x) on street car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans; xi) indicative vehicle crossover locations for constrained sites or within close vicinity to intersections. <p>b) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ IS the following:</p> <ul style="list-style-type: none"> i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the <i>Construction Procedures Manual</i>; iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition. 	<p>a) Prior to commencing roadworks for the relevant stage as submitted under condition 13a)</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
	<i>Note: where any non-standard element is proposed within the road reserve, and these elements are proposed to be handed over to the local authority, further details (such as unique patterns, colours, material palettes for street furniture and signage elements), the proposed ownership and maintenance regime and a written confirmation of acceptance in relation to the non-standard assets must be provided as part of the submission under part c) of this condition.</i>	
17.	Public transport – bus stops <p>a) Construct bus stops:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with <i>Chapter 5: Bus stop infrastructure in Part 2 – Modal Infrastructure Chapters of the Public Transport Infrastructure Manual and / or Councils Standards.</i> <p>b) Submit to EDQ IS RPEQ certification that the bus stops have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to survey plan endorsement or as agreed to in writing by the MEDQ</p> <p>b) Prior to survey plan endorsement or as agreed to in writing by the MEDQ</p>
18.	Street Lighting <p>a) Design and install a metered street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex; iii) be endorsed by Council as the Energex ‘billable customer’; iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>; v) meet the requirements of AS3000 – ‘SAA Wiring Rules’. <p>b) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
19.	Water Supply – Compliance assessment <p>a) Submit to EDQ IS for compliance assessment, an updated Water Network Analysis report, generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) <i>The Northshore Hamilton PDA - Water Supply and Sewer Preliminary Analysis</i> report, prepared by Cardno and dated 4 November 2020. <p>b) Submit to EDQ IS detailed water reticulation design plans, certified by a suitably qualified RPEQ. The certified water reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the endorsed Water Network Analysis endorsed under part a) of this condition. 	<p>a) Prior commencing water reticulation work</p> <p>b) Prior to commencing water supply works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> i) Urban Utilities current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
20.	Sewer Reticulation – Compliance assessment	
	<p>a) Submit to EDQ IS for compliance assessment, preliminary design plans for the sewer to be constructed within the site and any works external to site to support the sewer network, generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The Northshore Hamilton PDA - Water Supply and Sewer Preliminary Analysis report, prepared by Cardno and dated 4 November 2020. <p>b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a suitably qualified RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the endorsed preliminary design plans required as part of part a) of this condition. <p>c) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> i) Urban Utilities current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<p>a) Prior the commencing sewer reticulation work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
21.	Flood Impact Assessment – Compliance Assessment	
	<p>a) Submit to EDQ IS for compliance assessment a Technical Memorandum providing the updated flood impact assessment, certified by a RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The Technical Memorandum is to demonstrate the following:</p>	<p>a) Prior to commencement of the earthworks for the first stage pursuant to condition 13a)</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> i) The proposed earthworks and associated pre-loading plans endorsed under Condition 13 (b) are appropriately considered in the model. ii) The works have resulted in no hydraulic impacts external to the site. <p>b) Submit to EDQ IS for compliance assessment, a Technical Memorandum providing an updated flood impact assessment, certified by a RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The Technical Memorandum is to demonstrate the following:</p> <ul style="list-style-type: none"> i) The proposed earthworks and associated pre-loading plans endorsed under Condition 13 (b) are appropriately considered in the model. ii) The works have resulted in no adverse hydraulic impacts external to the site. <p>c) Submit to EDQ IS for compliance assessment an updated flood impact assessment, certified by a suitably qualified RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The flood impact assessment is to demonstrate the following:</p> <ul style="list-style-type: none"> iii) The proposed drainage channel works, earthworks and associated hydraulic structures are appropriately considered in the models. iv) The works have resulted in no hydraulic impacts external to the site. v) Addresses peak flood levels for a 2100 climate change scenario. <p>d) Design and construct the development in accordance with the updated flood impact assessment report endorsed under part a of this condition.</p>	<p>b) Prior to commencement of the first earthworks stage pursuant to condition 13a)</p> <p>c) Prior to commencement of the earthworks for the second stage or 3 months after endorsement of part a) of this condition - whichever occurs first</p> <p>d) Prior to survey plan endorsement</p>
22.	<p>Flood Risk and Flood Emergency Response Assessment – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment a Flood Risk and Flood Emergency Response Assessment prepared and certified by a registered professional engineer (RPEQ or equivalent) specialised in hydraulic engineering accompanied by evidence that the report has been reviewed by risk management specialist. The Flood Risk and Flood Emergency Response Assessment must be prepared in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council's Flood Planning Scheme Policy (SC6.11) and PDA Guideline No. 13 Engineering standards. The report should include the following information:</p>	<p>a) Prior to commencement of road works</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> i) Long- and cross-sectional profiles of the road network that demonstrate all lots included in this application will have access to a flood free road network to access Kingsford Smith Drive. ii) Detail any flood risk management strategies for lots having no such flood free access/egress during an interim period. iii) Passive and active flood measures including monitoring, evacuation, trigger levels, roles and responsibilities, training and post flood response measures. iv) Reference to the following documents: <ul style="list-style-type: none"> 1. State Planning Policy, July 2017 2. AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; and 3. The <i>Australian Disaster Resilience Handbook Collection Handbook 7 – Managing the Floodplain</i> and <i>A guide to Best Practice Flood Risk Management in Australia Handbook 10 – National Emergency Risk Assessment Guidelines</i>. <p>b) Implement the certified Flood Risk and Flood Emergency Response Assessment submitted under part a) of this condition.</p>	<p>b) At all times</p>
23.	<p>Stormwater Management (Quality) - Compliance Assessment</p> <p>a) Submit to EDQ IS for Compliance Assessment an updated Stormwater Quality Management Plan, certified by a suitably qualified RPEQ, for the management of stormwater within the subject site, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the Northshore Hamilton PDA Major Road Package Site Based Stormwater Management Plan prepared by Water Engineering Plus dated 22 March 2024. The updated stormwater quality management plan shall include the following:</p> <ul style="list-style-type: none"> i) Details of the proposed stormwater infrastructure; ii) Plans showing the locations of proposed street tree bio-retention basins, including the corresponding contributing catchment and lawful point of discharge; iii) Updated MUSIC modelling; iv) Any temporary stormwater treatment measures (construction and operational phases) that are required to achieve prescribed water quality objectives; v) Demonstrate that the invert of the outlet pipe connecting to the bio-retention basins are located above the highest astronomical tide (HAT) level; vi) The outlet pipe, headwall and associated erosion protection measures will be located outside the remnant vegetation / environmental corridor; vii) The stormwater from the adjoining lots, in the interim, can be connected to the elevated road stormwater infrastructures by gravity; viii) Identify all existing and proposed pits and pipes within the lots with the following information: <ul style="list-style-type: none"> 1. Size of the pits and pipes 	<p>a) Prior to commencement of stormwater works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>2. The pits and pipes to be decommissioned.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
24.	<p>Stormwater Management (Quantity) – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment, a stormwater management plan (quantity) certified by a suitably qualified RPEQ that provides a hydraulic impact assessment and engineering drawings generally in accordance with PDA Guideline No. 13 Engineering standards, Stormwater Quantity and the updated Flood Impact Assessment report approved under Condition 22 to include the following:</p> <ul style="list-style-type: none"> i) Hydraulic calculations of the pipe drainage systems within the road networks that will cater for the 10% AEP flow while the remaining overland flows up to 1% AEP from the roads and adjoining lots with appropriate blockage consideration (i.e., assuming no detention is required) will be managed by the road surface. ii) that the entire road drainage network will be safe from overland flood hazards as per QUDM, by considering all types of road users including people with different mobility requirements. iii) Hydrologic and hydraulic assessment of open drainage channels to demonstrate that the peak flood levels for the critical 1% AEP flood event (including climate change) does not exceed the Defined Flood extent levels identified in the endorsed flood impact assessment. iv) Plans detailing stormwater runoff from any part of the road and road batter that will be discharged to the adjoining lot. Provide necessary measures to manage the runoff associated with drainage (such as swales, pits and pipes). v) Outlet pipes, headwall and associated erosion protection measures will be located outside remnant vegetation / environmental corridor. vi) Provide appropriate safety measures, as per QUDM, for the road sections where the overland flow safety will be compromised. vii) Include an appropriate safety fence or equivalent safety measure along the drainage channel. <p>b) Submit to EDQ IS for compliance assessment, an addendum / technical memorandum to the stormwater management plan (Quantity) approved in Part a) of this condition certified by a suitably qualified RPEQ, detailing any temporary stormwater works required as interim measures to support construction of the development.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of temporary stormwater works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>c) Submit EDQ IS detailed engineering design plans and associated calculations, certified by a suitably qualified RPEQ, for the proposed stormwater infrastructure generally in accordance with the endorsed plans required under part a) and b) of this condition.</p> <p>The submitted drawings and calculations must demonstrate that appropriate culvert blockages are considered, as per QUDM, to ensure a safe overland flow regime at and around the conveyance corridor.</p> <p>For any non-standard asset, submit evidence to EDQ IS that an agreement with the final asset owner has been entered into.</p> <p>d) Construct stormwater works generally in accordance with the certified plans endorsed under part a) of this condition.</p> <p>e) Submit to EDQ IS "as constructed" plans, certified by a suitably qualified RPEQ, demonstrating the device functioning as designed and any other documents required under CPM.</p>	<p>c) Prior to commencement of the relevant stormwater works</p> <p>d) Prior to survey plan endorsement</p> <p>e) Prior to survey plan endorsement</p>
25.	<p>Stormwater Waterway and Stormwater Treatment Devices Maintenance Strategy – Compliance Assessment</p> <p>a) Submit to EDQ IS for Compliance Assessment, a detailed strategy for the ongoing maintenance of the full extent of the waterway and stormwater treatment devices. The submitted strategy must detail the following:</p> <ol style="list-style-type: none"> How the waterway will be maintained to keep it purposeful at all times; Plans detailing the location and components of the drainage infrastructure. Include any maintenance access points, inspection or monitoring points; What specific (engineering & non-engineering) measures are required to be implemented to enable its ongoing maintenance; For the specific measures required in part ii., when each measure will be implemented; A description of associated rectification procedures. <p>b) Submit to EDQ IS an updated waterway maintenance strategy to reflect any necessary adjustments identified during the maintenance period, accompanied by evidence of agreement from the final asset owner.</p> <p>c) Submit to EDQ IS evidence that all measures endorsed under part a) and b) of this condition have been appropriately implemented.</p> <p>d) Maintain all measures implemented under part b) of this condition.</p>	<p>a) Prior to on maintenance or survey plan endorsement whichever occurs first</p> <p>b) At off maintenance</p> <p>c) Prior to survey plan endorsement or otherwise agreed by MEDQ in writing</p> <p>d) At all times</p>

PDA Development Conditions		
No.	Condition	Timing
26.	<p>Stormwater Connection</p> <p>a) Where the levels of new roads are above the existing or interim property levels, connect the newly created lots to the stormwater drainage system in accordance with Council standards.</p> <p>b) Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council's current adopted standards.</p> <p><i>Note: Where stormwater infrastructure forms part of the network where the final asset owner is Council and/or another entity, an easement is required.</i></p>	<p>a) During construction</p> <p>b) Prior to survey plan endorsement</p>
27.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of underground electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
28.	<p>Telecommunications</p> <p>a) Submit to EDQ IS detailed design documentation certified by a suitably qualified person, for telecommunications infrastructure prepared in accordance with the approved Telecommunications plan. The documentation should include:</p> <ul style="list-style-type: none"> i) Detailed telecommunications plan showing the layouts and details of smart poles and non-standard infrastructures. ii) Location and type of non-standard infrastructure to align with the landscape plan and road work drawings submitted under the respective conditions. iii) Demonstration that communication throughout the precinct for traffic signal or otherwise is via fibre optic cabling (ducted linkages), not 4G. iv) Identification of any easements. v) Written agreement from Council for any non-standard assets. <p>b) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>c) Connect the approved development to telecommunication infrastructure in accordance with the documentation submitted under part a) and b) of this condition.</p>	<p>a) Prior to commencement of roadworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
29.	Broadband <ul style="list-style-type: none"> a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Environment		
30.	Streetscape Works – Compliance Assessment <ul style="list-style-type: none"> a) Submit to EDQ DA, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The certified drawings are to include, where relevant: <ul style="list-style-type: none"> i) location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii) footpath treatments; iii) location and specifications of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines; vi) Accord with the endorsed road works plans. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council. 	<ul style="list-style-type: none"> a) Prior to commencing streetscape work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
31.	Wayfinding and Signage – Compliance Assessment <ul style="list-style-type: none"> a) Submit to EDQ DA for Compliance Assessment a Wayfinding Strategy that addresses both the strategic and local context, and details at a minimum: <ul style="list-style-type: none"> i) Wayfinding principles and elements within the development and how these: <ol style="list-style-type: none"> 1. Integrate into the citywide landscape, including with Council’s wayfinding strategy; and 2. Stitch together to create a coherent navigable urban landscape. ii) How the following key design elements have been used to deliver wayfinding throughout the development: 	<ul style="list-style-type: none"> a) Prior to commencing streetscape works

PDA Development Conditions		
No.	Condition	Timing
	<ol style="list-style-type: none"> 1. Place specific qualities and architectural clues (landscape, heritage, architecture and public art); 2. Graphic communication; 3. Audible communication; and 4. Tactile communication. <p>iii) Outcomes of consultation undertaken with Council, including the date(s) of consultation, the information supplied to Council, a list of the persons consulted, comments received from Council (both written and verbal), and a response to the comments received.</p> <p><i>Note: The purpose of the consultation is to obtain Council's confirmation that the approach to wayfinding is acceptable in the context of the existing City arrangements and meets Council's current adopted standards.</i></p> <p>b) Implement the Wayfinding Strategy approved under part a) of this condition.</p> <p>c) Submit to EDQ DA, evidence that the Wayfinding Strategy has been carried out.</p>	<p>b) Prior to survey plan endorsement and maintained at all times</p> <p>c) Prior to survey plan endorsement</p>
32.	<p>Significant Vegetation Removal - Compliance Assessment</p> <p>a) Where significant vegetation is to be removed in accordance with conditions of this approval, submit to EDQ DA for compliance assessment an ecological impact report prepared by a suitably qualified ecologist. The submitted documentation is to include:</p> <ol style="list-style-type: none"> i) a plan showing the extent of significant vegetation required to be removed; ii) temporary and permanent vegetation removal; iii) a plan showing areas to be replanted, including species, sizes and any required offsets; iv) An ecological survey of the areas subject to the removal of significant vegetation; v) Details regarding any potential impacts to fauna and flora populations (including migratory and local populations) within and outside the site boundary that may be impacted by the required vegetation clearing. <p>b) Remove significant vegetation in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS certification from a qualified ecologist that vegetation clearing has been carried out in accordance with part b) of this condition.</p> <p><i>Note: Significant vegetation is defined in accordance with the Northshore Hamilton Development Scheme and includes all vegetation (including marine plants) along drainage corridors, street trees, all significant landscape trees as defined by Brisbane City Plan. Significant vegetation may also be deemed Controlled Vegetation which is mapped in Northshore Hamilton Control</i></p>	<p>a) Prior to removal of any significant vegetation</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
	<i>Vegetation Map and subject to the Economic Development (Vegetation Clearing) By-Law 2013.</i>	
33.	<p>Vegetation Management Plan – Compliance Assessment</p> <p>Submit to EDQ DA for compliance assessment, a Vegetation Management Plan for the planting out of mangrove vegetation and vegetation in open channels. At a minimum, the plan is to include:</p> <ul style="list-style-type: none"> i) A plan showing the areas proposed for planting; ii) The rehabilitation strategy for the planting of significant vegetation; iii) A design strategy that integrates with nearby areas of existing remnant vegetation (ie. RE 12.3.16 and RE12.1.3); iv) Monitoring and maintenance methodology; v) Key performance criteria; vi) Accord with the ecological impact report endorsed under Condition 32. 	Prior to the removal of any vegetation
34.	<p>Landscape Works (Open Space and Drainage Channel) – Compliance Assessment</p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within open space and drainage channel. The certified plans must include a schedule of proposed standard and non-standard contributed Assets.</p> <p>The certified plans are to include, where relevant:</p> <ul style="list-style-type: none"> i) existing contours or site levels, services and features; ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii) location of proposed drainage and stormwater works including maintenance accesses, cross-sections and descriptions; iv) locations of any electricity and water connections; v) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; vi) details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; vii) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; viii) public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>; ix) Accord with the stormwater management plan – quality & quantity endorsed under Condition 23 and 24; and x) Accords with the Vegetation management plan endorsed under Condition 33. <p>b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of landscape work</p> <p>b) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement
35.	Tree Protection Fencing Install tree protection fencing to protect any tree that is to be retained in accordance with the approved plans. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> .	Prior to commencing work and to be maintained until work has been completed
36.	Fauna Spotter and Catcher a) For any work being undertaken in vegetated areas including existing mangrove habitat, a licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is required to undertake a survey of the site to identify any fauna or habitat features and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher to be present during works. c) Submit to EDQ DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures were carried out generally in accordance with the conditions of approval.	a) Prior to the removal of any vegetation b) During vegetation removal c) Within 3 months of the completion of works removing vegetation
37.	Protection of Marine Fauna - Fish a) Minimise the risk of fish kills arising from tidal works that could occur through entrapment of fish. Provisions to include: i) Regular monitoring for fish entrapment; ii) Fish salvage to be carried out by a suitably qualified person; iii) Fish salvage must be carried out in accordance with the Fisheries Queensland <u>Guidelines for Fish Salvage</u> or under a General Fisheries Permit issued under the <i>Fisheries Act 1994</i> ; iv) Any screening to be designed and operated in accordance with the <u>Design specifications for fish-protection screens in Australia</u> . b) If fish have been trapped by the works, fish salvage activities are to occur in accordance with the Fisheries Queensland <u>Guidelines for Fish Salvage</u> and implemented immediately.	a) For the duration of Works b) At all times
38.	Contaminated Land – Site Management a) Submit to EDQ IS, Contamination Management Plans certified by a suitably qualified person for road and associated embankment works for land listed on the Environmental Management Register (EMR) and/or Contaminated Land Register (CLR). The site Contaminated Management Plan is to be prepared in accordance with the framework and provisions set out in the <i>Environmental Protection Act 1994</i> .	a) Prior to commencement of earthworks for the relevant stage pursuant to Condition 13a)

PDA Development Conditions		
No.	Condition	Timing
	<p>b) Submit to EDQ IS, Remediation Action Plans (RAP) for lots listed on the EMR and/or CLR that detail the remediation works required in order to prepare a Site Suitability Statement.</p> <p>c) Undertake remediation works in accordance with the Contaminated Management Plans and RAP submitted under part a) and b) of this condition.</p> <p>d) Submit to EDQ IS confirmation from an approved auditor that land remediation and land contamination management has been carried out in accordance with the RAP's and Contaminated Management Plans submitted under part a) and b) of this condition.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>NOTE: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i></p>	<p>b) Prior to commencement of earthworks for the relevant earthworks stage pursuant to Condition 13a)</p> <p>c) During earthworks for the relevant lot/road.</p> <p>d) Prior to survey plan endorsement</p>
39.	<p>Water Contamination</p> <p>a) For the proposed works, only use clean materials which are free from prescribed water contaminants.</p> <p>b) Spoil is not disposed of within waterways, and where required, is managed to prevent acid soil development.</p>	<p>a) At all times</p> <p>b) At all times</p>
Surveying, Land Transfers and Easements		
40.	<p>Land Transfers – Contaminated Land</p> <p>Submit to EDQ IS a copy of a site suitability statement, as required under the EP Act, for land that will be ultimately transferred to a trustee, and that it is suitable for the intended purpose(s). The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act.</p> <p><i>NOTES:</i> <i>For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i></p>	<p>Prior to survey plan endorsement, unless otherwise agreed in writing by the MEDQ</p>

PDA Development Conditions		
No.	Condition	Timing
45.	Property Note – Flooding a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for all lots affected by land below the defined flood level. The property note is to include the following information: i) The lot is impacted by flood and ground level is below the defined flood level. ii) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware that the land requires filling or excavation for building basement, to meet flood level requirements. b) Submit to EDQ DA a copy of the agreed wording to be included in the Property Note.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
46.	Property Note – Contaminated Land a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for any lots affected by contaminated land and have not been removed from the CLR/EMR prior to plan sealing. The property note is to include the following information: i) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware that the land is contaminated and a Contamination Management Plan or RAP associated with the lot has been prepared and can be made available. b) Submit to EDQ DA a copy of the agreed wording to be included in the Property Note.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
47.	Road Dedication Dedicate as new road at no cost to Council, land identified on the approved reconfiguration of a lot plan as proposed new road.	Prior to survey plan endorsement
48.	Permanent Road Closure – Part of Curtain Avenue West Close existing section of road (part of Curtain Avenue West) to accommodate proposed open drainage channel.	Prior to commencement of open drainage channel works
49.	Plan of Reconfiguration – Compliance Assessment Submit to EDQ DA, an updated Reconfiguration of a Lot plan to accommodate the open drainage channel proposed within the existing Curtin Avenue West Road Reserve.	Prior to the road closure specified in Condition 48
Infrastructure		
50.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

PDA Development Conditions		
No.	Condition	Timing
51.	Contributed Asset(s) – Non-standard Where contributed assets are not endorsed through a compliance assessment and are to be delivered to a standard other than the relevant Council standard (the relevant standard in force at the time of this PDA decision notice), submit to EDQ IS, evidence of liaising with Council or another third party regarding the ownership and maintenance of that Contributed Asset.	Prior to survey plan endorsement

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

The construction of the open drainage channel within Curtin Avenue West will require approval to close the road to traffic to allow construction to occur. Applicant is advised that an application to permanently close the road is required to be approved by the MEDQ. The road closure may require approvals to be issued by other entities.

The removal of vegetation may require a separate approval by the MEDQ in accordance with the *Economic Development (Vegetation Management) By-law 2013*.

Contaminated soil cannot be transported across neighboring lots or used in drainage outside of the lot/plan. Contaminated soil cannot be removed from an EMR listed site without a soil disposal permit. You need a disposal permit to remove contaminated soil for treatment or disposal from land listed on the EMR or Contaminated Land Register (CLR). The department's guideline [Disposal permit to remove, treat and dispose of contaminated soil \(PDF, 565KB\)](#) provides more detailed information about when a disposal permit is needed, and how to apply.

Works within a watercourse may require separate approvals and/or permits under the *Planning Act 2016* and /or the *Fisheries Act 1994* or require compliance with certain self-assessable codes for waterway barrier works.

For any protected plants and animals regulated under the *Nature Conservation Act 1992*:

1. Where threatened plants or near threatened plants are present in a clearing impact area and cannot be avoided, a clearing permit will be required. Further information regarding the clearing of protected plants can be found here: <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants/clearing>.
2. For animal breeding places, an approved Species Management Program (SMP) is required to tamper or destroy an animal breeding place. Further information regarding SMP's can be found here: <https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program>
3. Management activities including roost destruction and disturbance or dispersal of flying-foxes while occupying a roost will usually require a Flying-fox Roost Management Permit (FFRMP) from the department. Further information regarding flying-fox management can be found here: <https://environment.des.qld.gov.au/wildlife/animals/living-with/bats/flying-foxes/roost-management>

**** End of Package ****



ATTACHMENT B – SIGNED OWNER’S CONSENT

Owner's consent to the making of a development application under the *Economic Development Act 2012*

I,
Authorised delegate of the below entity

Of:

MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND

being the owner of the premises identified as follows:

Lot 12 on SP317637; Lot 301 on SP257483; Lot 302 on SP338484; Lot 303 on SP338484; Lot 1162 on SP108458; Lot 886 on SL6135; Lot 100 on SP294919; Lot 968 on SL5770; Lot 711 on SL4546; Lot 1 on SP338484; Lot 800 on SP210924; Lot 1 on 238221; Lot 5 on SP273062; and Lot 1161 on SP108457, Lot1 on SP104140.

consent to the making of a development application under the *Economic Development Act 2012* by:

Minster for Economic Development Queensland C/- Urbis Ltd

on the premises described above for:

Development Permit for Reconfiguring a Lot

Company Name: MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND

Signed for and on behalf of Minister for
Economic Development Queensland by
the Chief Executive Officer or their
authorised delegate in the presence of:



Signature

Leisl Harris

Full Name

Executive Director, Urban Development,
Economic Development Queensland


Position

31/07/2024

Date



Signature of Witness



Full Name of Witness



ATTACHMENT C – PDA APPLICATION FORM

PDA development application form

Version 11.0 – in effect from 1 July 2024.

This form must be used when making a PDA development application or applying to change a PDA development approval if Economic Development Queensland (EDQ) is the delegate for assessing and deciding the application.

Before lodging your application

- Confirm EDQ is the delegate for assessing and deciding the application. This information is available on the EDQ [website](#).
- Consider if a pre-application meeting would be appropriate before lodging the application. Further advice about EDQ's pre-application process is available on the EDQ [website](#).
- Completed all relevant sections of this form.
- Lodge an electronic version of the application form and supporting material via one of the following methods:
 - **Email:** pdadevelopmentassessment@edq.qld.gov.au
 - **Post:** EDQ Development Assessment Team at GPO Box 2202 Brisbane QLD 4001
 - **In person:** EDQ Development Assessment Team, 1 William Street, Brisbane.

Assessment fee

The assessment fee for an application will be advised following lodgement. The fee must be paid for an application to be properly made under s82A of the Act. Further information about EDQ's assessment fees is available on the EDQ [website](#).

1. APPLICANT DETAILS

The Applicant is the entity responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the accuracy of the information provided. Where the Applicant is not a natural person, ensure the Applicant is a valid legal entity.

Name(s) <i>(individual or company name in full, including ACN / ABN)</i>	Economic Development Queensland (ABN 76 590 288 697)
For companies—name of contact person and position	Matthew Brown – Urbis
Postal address	C/- Urbis, Level 32, 300 George Street, Brisbane City
Contact telephone number	07 3007 3552 0413 875 533
Email address	mbrown@urbis.com.au

Payer details for tax invoice and receipt purposes *(These details are only necessary where the payer details are different to the applicant details)*

Name(s) <i>(individual or company name in full, including ACN / ABN)</i>	Economic Development Queensland (ABN 76 590 288 697)
For companies—name of contact person and position	Ben Byrnes
Postal address	GPO Box 2202, Brisbane Qld 4001
Contact telephone number	07 3035 2005 0499 604 779
Email address	Ben.Byrnes@edq.qld.gov.au

2. LOCATION DETAILS

Provide the following details about the land on which the development is proposed, including any part of a lot which is part of the proposed.

Priority development area	Northshore Hamilton	
Property street address <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	Macarthur Avenue, Cullen Avenue West, Cullen Avenue and Theodore Street, Hamilton QLD 4007	
Lot on plan description <i>(e.g. Lot 3 on RP123456)</i>	Lot 12 on SP317637; Lot 301 on SP257483; Lot 302 on SP338484; Lot 303 on SP338484; Lot 1162 on SP108458; Lot 886 on SL6135; Lot 100 on SP294919; Lot 968 on SL5770; Lot 711 on SL4546; Lot 1 on SP338484; Lot 800 on SP210924; Lot 1 on 238221; Lot 5 on SP273062; Lot 1 on SP140140 and Lot 1161 on SP108457	
Attach the following information:		
Current title search for each lot	<input checked="" type="checkbox"/>	Confirmed
Easement document for each easement registered on the title search(s)	<input checked="" type="checkbox"/>	Confirmed
Environmental management and contaminated land register search for each lot	<input checked="" type="checkbox"/>	Confirmed

3. APPLICATION DETAILS

Type of PDA development approval sought (Tick 1 only) <i>(see sections 94 and 99 of the Economic Development Act 2012)</i>	
<input checked="" type="checkbox"/> Change to PDA development approval – <i>Complete section 3.1 below</i>	
<input type="checkbox"/> PDA development application – <i>Complete section 3.2 below</i>	

3.1 Change to PDA development approval	
Previous PDA approval reference:	DEV2024/1485
Brief description of the proposed changes:	
Proposed changes to reflect the intended construction staging and approach for the project. Please refer to the attached letter for details of the proposed changes.	

3.2 PDA development application <i>(If necessary, provide details in a separate table attached to this application form)</i>		
Development type	Approval type	Additional detail <i>(e.g. definition of use, GFA, number of units, number and type of lots, etc.)</i>
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<input type="checkbox"/> Operational work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<input type="checkbox"/> Building work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	

Are <u>all</u> the proposed uses defined in the schedule of use definitions in the relevant PDA development scheme or interim land use plan?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No – Specify the uses below

Description the proposal <i>(If appropriate, include this information in a report accompanying the application)</i>			
Identify if the application is accompanied by any of the following plans			
<input type="checkbox"/> Context plan(s) <i>(See Practice note 9)</i>	<input type="checkbox"/> Precinct plan(s)	<input type="checkbox"/> Sub-precinct plan(s)	<input type="checkbox"/> Plan of development <i>(See Practice note 10)</i>

List of plans, drawings and reports lodged with the application <i>(If necessary, provide this list as an attachment)</i>	
Description <i>(provide unique document name, author and version number)</i>	Date
Application letter prepared by Urbis	23/12/2024
Amended decision notice and conditions with the proposed changes identified	23/12/2024

4. Project cost

Estimated total design and construction cost of the proposal / project <i>(excluding land value/cost)</i>	\$ 87,000,000
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5. Landowner consent

In providing consent, each landowner is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012* or any other statute, in an electronic format.

Is landowner's consent required for this application? <i>(see sections 82 and 99 of the Economic Development Act 2012)</i>	<input type="checkbox"/> No <i>(provide reason)</i>		
	<input type="checkbox"/> Yes – details provided below		
	<input checked="" type="checkbox"/> Yes - consent letter(s) attached – please note that the owners consent comprises the same owners consent provided with the development application. This is consistent with EDQ Practice Note No. 21 – owners consent given the owners consent is less than 12 months old.		
Real property description	Name of landowner <i>(For companies and body corporates- see the Note below)</i>	Signature	Date

NOTE:

It is the responsibility of the Applicant to ensure the accuracy and authenticity of the application, including ownership or consent details. However, the assessment manager will review the information supplied in greater detail, where considered necessary.

Where there are **multiple landowners**, the consent of each owner must be provided.

For a company, owner's consent must be made in accordance with section 127 of the Corporations Act 2001 (Commonwealth), which requires the company ACN to be accompanied by one of the below:

- the names, titles and signatures of two company directors; or

- the name, title and signature of a company director and the company secretary; or
- where the company has only one director, the name, title and signature of that director in conjunction with a company search document which provides evidence that the company has only one director (i.e. sole director).

For a body corporate, owner's consent must be provided in accordance with the relevant requirements for a body corporate to make a decision under the Body Corporate and Community Management Act 1997. Evidence of the body corporate's decision to provide landowner's consent for the lodgement of the development application is to be provided to the EDQ Development Assessment Team with the development application, and is to include:

- the body corporate's seal, and two signatures of body corporate committee members, one of which must be the chairperson, and
- one of the following:
 - full body corporate: a copy of body corporate meeting minutes which include a decision to provide landowner's consent for the development application (i.e. minutes of a meeting where a motion is passed by ordinary resolution to provide the consent), or
 - body corporate committee: a copy of a motion passed by resolution by the body corporate committee, at either a meeting or via flying minute, to provide landowner's consent for the development application.

Alternatively, the body corporate's consent can be provided through a signed letter of consent from each lot owner covered by the body corporate.

Please refer to the EDQ **Practice note 21: Owner's consent** for further guidance on the provision of valid owner's consent.

6. Approval history

Is there a development approval, granted under the Integrated Planning Act 1997, the <i>Urban Land Development Authority Act 2007</i> , the <i>Sustainable Planning Act 2009</i> , or the <i>Economic Development Act 2012</i> still in effect for the land?	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No

7. Privacy statement

Information collected is subject to the *Right to Information Act 2009* and the *Information Privacy Act 2009*. The information provided may be publicly released and/or provided to third parties and other government agencies—but only for the purposes for which the information is being collected. The proponent's personal information will be stored on departmental files and may be disclosed for purposes relating to the processing and assessment of the application or as authorised or required by law.

8. Applicant's declaration and acknowledgement

The applicant warrants that the information provided to the EDQ in relation to this application is true and correct and acknowledges that if any information provided is knowingly false, the applicant may be exposed to criminal penalties under section 165 of the *Economic Development Act 2012*.

- ☒ By making this application, I declare that all information in this application is true and correct to the best of my knowledge.
- ☒ By signing this form, the applicant is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012*, or any other statute, in an electronic format.



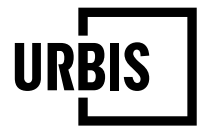
Matthew Brown – Associate Director – Urbis

Signature of applicant / authorised person

Print name and position

23/12/2024

Date



ATTACHMENT D – MARK-UP OF PROPOSED CHANGES TO CONDITIONS



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1485

13 August 2024

Minister for Economic Development Queensland
C/- Urbis Pty Ltd
Att: Mr Rueben Gumina
Level 32, 300 George Street
BRISBANE QLD 4006

Email rgumina@urbis@urbis.com.au

Dear Mr Gumina

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Reconfiguring a Lot a Lot – 15 lots into 19 lots at Macarthur Avenue, Cullen Avenue West, Cullen Avenue and Theodore Street, Hamilton described as Lot 12 on SP317637; Lot 301 on SP257483; Lot 302 on SP338484; Lot 303 on SP338484; Lot 1162 on SP108458; Lot 886 on SL6135; Lot 100 on SP294919; Lot 968 on SL5770; Lot 711 on SL4546; Lot 1 on SP338484; Lot 800 on SP210924; Lot 1 on 238221; Lot 5 on SP273062; Lot 1 on SP140140 and Lot 1161 on SP108457

On 01 August 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at jocelyn.bowyer@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Economic Development Queensland

GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697



Queensland
Government

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Macarthur Avenue, Cullen Avenue West, Cullen Avenue and Theodore Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 12	SP317637
	Lot 301	SP257483
	Lot 302	SP338484
	Lot 303	SP338484
	Lot 1162	SP108458
	Lot 886	SL6135
	Lot 100	SP294919
	Lot 968	SL5770
	Lot 711	SL4546
	Lot 1	SP338484
	Lot 800	SP210924
	Lot 1	SP238221
	Lot 5	SP273062
	Lot 1161	SP108457
	Lot 1	SP140140
PDA development application details		
DEV reference number	DEV2024/1485	
'Properly made' date	18 April 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period 	
Proposed development	Reconfiguring a Lot – 15 lots into 19 lots	

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Decision date	01 August 2024
Currency period	4 years from the date of the decision
Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner, EDQ DA
Manager	Peita McCulloch, Manager, EDQ DA
Engineer	Manjurul Alam, Principal Engineer, EDQ IS
Delegate	Beatriz Gomez, Director, EDQ DA

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 1	06/02/2024
2.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 2	06/02/2024
3.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 3	06/02/2024
4.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 4	06/02/2024
5.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 5	06/02/2024
6.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Shet 6	06/02/2024
7.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 7	06/02/2024
8.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 8	06/02/2024
9.	Northshore Hamilton Major Road Package Engineering Services Report, prepared by ADG – as amended in red	26575 – Revision 3	04/06/2024
10.	Northshore Telecommunication Master Plan, prepared by Gravelroad	Version 1-4	Not dated
11.	Northshore Hamilton PDA Water Supply and Sewer Preliminary Analysis, prepared by Cardno	DSDMIP-EDQ-1502-19 Version 6	4/11/2020
12.	Traffic Impact Memorandum, prepared by Urbis	P0042473	22/07/2024
13.	Reconfiguration of Lot Cover Sheet – as amended in red	NSH_CIV_SK_0_0300 Revision 4	11/06/2024

14.	Reconfiguration of lot drawing index	NSH_CIV_SK_0_0301 Revision 5	11/06/2024
15.	Reconfiguration of lot works extent plans – as amended in red	NSH_CIV_SK_0_0311 Revision 5	11/06/2024
16.	Reconfiguration of lot works extent plan sheet 1	NSH_CIV_SK_0_0321 Revision 4	11/06/2024
17.	Reconfiguration of lot works extent plan sheet 2 – as amended in red	NSH_CIV_SK_0_0322 Revision 4	11/06/2024
18.	Reconfiguration of lot works extent plan sheet 3 – as amended in red	NSH_CIV_SK_0_0323 Revision 4	11/06/2024
19.	Reconfiguration of lot works extent plan sheet 4 – as amended in red	NSH_CIV_SK_0_0324 Revision 4	11/06/2024
20.	Reconfiguration of lot works extent plan sheet 5 – as amended in red	NSH_CIV_SK_0_0325 Revision 4	11/06/2024
21.	Reconfiguration of lot typical road cross section Theodore Street	NSH_CIV_SK_0_0331 Revision 4	11/06/2024
22.	Reconfiguration of lot typical road cross section Brett Street	NSH_CIV_SK_0_0332 Revision 4	11/06/2024
23.	Reconfiguration of lot typical road cross section Macarthur Avenue	NSH_CIV_SK_0_0333 Revision 4	11/06/2024
24.	Reconfiguration of lot typical road cross section Macarthur Avenue North	NSH_CIV_SK_0_0334 Revision 4	11/06/2024
25.	Reconfiguration of lot typical road cross section Cullen Avenue	NSH_CIV_SK_0_0336 Revision 4	11/06/2024
26.	Reconfiguration of lot typical road cross section Road 1	NSH_CIV_SK_0_0338 Revision 4	11/06/2024
27.	Reconfiguration of lot typical road cross section Macarthur Ave NW Karakul St, Road 5 & 6	NSH_CIV_SK_0_0342 Revision 4	11/06/2024
28.	Reconfiguration of lot bulk earthworks layout plan sheet 1	NSH_CIV_SK_0_0351 Revision 3	11/06/2024
29.	Reconfiguration of lot bulk earthworks layout plan sheet 2 – as amended in red	NSH_CIV_SK_0_0352 Revision 3	11/06/2024
30.	Reconfiguration of lot bulk earthworks layout plan sheet 3 – as amended in red	NSH_CIV_SK_0_0353 Revision 3	11/06/2024
31.	Reconfiguration of lot bulk earthworks layout plan sheet 4 – as amended in red	NSH_CIV_SK_0_0354 Revision 3	11/06/2024
32.	Reconfiguration of lot bulk earthworks layout plan sheet 5 – as amended in red	NSH_CIV_SK_0_0355 Revision 3	11/06/2024
33.	Reconfiguration of lot annotated cross sections sheet 1 Theodore St	NSH_CIV_SK_0_0371 Revision 2	11/06/2024
34.	Reconfiguration of lot annotated cross sections sheet 2 Brett St	NSH_CIV_SK_0_0375 Revision 2	11/06/2024
35.	Reconfiguration of lot annotated cross sections sheet 3 Macarthur Ave	NSH_CIV_SK_0_0381 Revision 2	11/06/2024

36.	Reconfiguration of lot annotated cross sections sheet 4 Macarthur Ave	NSH_CIV_SK_0_0382 Revision 2	11/06/2024
37.	Reconfiguration of lot annotated cross sections sheet 5 Macarthur Ave North	NSH_CIV_SK_0_0385 Revision 2	11/06/2024
Supporting Plan			
38.	Transport Master Plan Northshore Hamilton PDA, prepared by Cardno	QTT17008	23/09/2021

Preamble, abbreviations, and definitions

PREAMBLE

Compliance assessment applications will be referred to Council for comment for the following conditions:

- Condition 16 – Roadworks
- Condition 23 – Stormwater (Quality)
- Condition 24 – Stormwater (Quantity)
- Condition 25 - Stormwater Waterway and Stormwater Treatment Devices Maintenance Strategy
- Condition 30 – Streetscape Works
- Condition 31 – Wayfinding and Signage
- Condition 34 – Landscape Works (Open Space and Drainage)

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times
3.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement

Construction

4.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work under Condition 5 of this approval, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ IS, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ and the relevant supporting documents.	Minimum of 10 business days prior to proposed out of hours work commencement date

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	<i>Note: Any interaction with assets with potential Asbestos Containing Materials (ACM) must be carried out in a safe manner and in accordance with the relevant Occupational Health and Safety and Environmental regulations.</i>	
8.	Construction Noise Management Plan <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies; ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors; iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
9.	Erosion and Sediment Management <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>; iii) Site Based Stormwater Management Plan, prepared by Water Engineering Plus, dated 22 March 2024 (Issue 3); iv) Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023; v) Any dispersive soil management plan submitted under condition 10; and vi) Acid Sulfate Soil management plan submitted under Condition 14. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions

No.	Condition	Timing
	<p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p><i>Note: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	b) Prior to survey plan endorsement

Engineering

13.	Earthworks – Compliance Assessment	
	<p>a) Submit to EDQ IS, a whole of site earthworks staging plan.</p> <p>b) <u>Submit to EDQ IS for compliance assessment, detailed staged preloading plans certified by a suitably qualified RPEQ, and designed generally in accordance with:</u></p> <ol style="list-style-type: none"> <u>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments and</u> <u>the approved earthworks drawings</u> <p>The certified earthworks plans must:</p> <ol style="list-style-type: none"> Include a report regarding the preloading strategy that includes analysis outputs, settlement criteria, management strategy to limit post construction settlement, and settlement monitoring approach. Include the location and finished surface levels of any cut and/or fill; Provide details of any areas where surplus soils are to be stockpiled; Where dispersive soils will be disturbed on site, provide details of treatment and their rehabilitation; Detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all retained drainage structures from structural loading impacts resulting from earthworks associated with the approved development; Existing utilities and services within the road networks that will be decommissioned or retained. Include the location of drainage pits and pipes within each lot that will be affected; Batters and retaining wall designs with reference to the property boundaries in interim and ultimate cases including detailed information, such as the location, type, height, cross- and long-sectional information of any interim and ultimate retaining walls; The interim and ultimate cross-sectional profiles of the entire site and adjoining properties. Accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; Accord with the Acid Sulfate Soil management Plan as required 	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencing preloading earthworks for the relevant stage</p>

Commented [B1]: Many stages require preloading plans which are stand-alone plans for this operation and don't need to contain all the details of the earthworks plans.

<p>by condition 14 – Acid Sulfate Soil Management Plan.</p> <p>xii) Where relevant, accord with any Dispersive soils management plan submitted under Condition 10.</p> <p>c) Submit to EDQ IS for compliance assessment, detailed earthworks plans, certified by a suitably qualified RPEQ, and designed generally in accordance with:</p> <p>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</p> <p>ii) the approved earthworks drawings.</p> <p>The certified earthworks plans, and a report where required, must:</p> <p>xii) Include a geotechnical soils assessment and management of the site. Assessment to include a preloading strategy that includes analysis outputs, settlement criteria, management strategy to limit post construction settlement, and settlement monitoring approach;</p> <p>xiii) Include the location and finished surface levels of any cut and/or fill;</p> <p>xiv) Provide details of any areas where surplus soils are to be stockpiled;</p> <p>xv) Where dispersive soils will be disturbed on site, provide details of treatment and their rehabilitation;</p> <p>xvi) Detail protection measures to:</p> <ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all retained drainage structures from structural loading impacts resulting from earthworks associated with the approved development; <p>xvii) Existing utilities and services within the road networks that will be decommissioned or retained. Include the location of drainage pits and pipes within each lot that will be affected;</p> <p>xviii) Batters and retaining wall designs with reference to the property boundaries in interim and ultimate cases including detailed information, such as the location, type, height, cross- and long- sectional information of any interim and ultimate retaining walls;</p> <p>xix) The interim and ultimate cross-sectional profiles of the entire site and adjoining properties;</p>	<p>b) Prior to commencing earthworks or removal of preload material for the relevant stage pursuant to condition 13a)</p>
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Commented [B2]: This better reflects some of the operations for the stages that include earthworks

PDA Development Conditions

No.	Condition	Timing
	<p>xi) Accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management;</p> <p>xiii) Accord with the Acid Sulfate Soil management Plan as required by condition 14 – Acid Sulfate Soil Management Plan.</p> <p>xiv) Where relevant, accord with any Dispersive soils management plan submitted under Condition 10.</p> <p>c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS RPEQ certification that:</p> <p>i) all earthworks have been carried out generally in accordance with the certified plans endorsed under part a) of this condition; and</p> <p>ii) any unsuitable material encountered has been treated, managed or replaced with suitable material.</p>	<p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
14.	<p>Acid Sulfate Soil Management Plan (ASSMP)</p> <p>a) Submit to EDQ IS an Acid Sulfate Soil Management Plan, certified by a suitably qualified and experienced person or a suitably qualified RPEQ in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to the commencement of earthworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
15.	<p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all interim and ultimate retaining walls 1m or greater in height. Retaining walls must be:</p> <p>i) certified to achieve a minimum 50-year design life;</p> <p>ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</p> <p>iii) located and designed generally in accordance with the approved plans and documents.</p> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS, certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing roadworks for the relevant earthworks stage as submitted under condition 13a)</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions

No.	Condition	Timing
16.	<p>Roadworks – Compliance Assessment</p> <p>a) Submit to EDQ IS, for Compliance Assessment, detailed engineering plans, certified by a suitably qualified RPEQ, for all roadworks including parking and bus bays, traffic control devices, signal plans, footpaths, cycleways, line marking and signage at a minimum. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the Transport Master Plan, NSH prepared by Cardno, dated 23 September 2021; and iii) the approved Transport Impact Memorandum, prepared by Urbis, dated 22 July 2024. <p>The submitted detailed designs are to include:</p> <ul style="list-style-type: none"> i) all intersection modifications; ii) signal plans that demonstrate full pedestrian protection from right turn movements for all signalised crossings; iii) cross sections for all proposed road hierarchies iv) any proposed shared zone(s); v) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; vi) the function of shared zone(s) for pedestrians, cyclists and vehicles; vii) clear sight lines to ensure legibility and visibility for all users. This should include sightline checks for cycle streets; viii) effective wayfinding treatments (e.g. visual and textural cues including paving, materiality, lighting, planting, bollards and signage) to clearly define the function of the road and the use of shared zone(s); ix) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; x) on street car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans; xi) indicative vehicle crossover locations for constrained sites or within close vicinity to intersections. <p>b) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ IS the following:</p> <ul style="list-style-type: none"> i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the <i>Construction Procedures Manual</i>; iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition. 	<p>a) Prior to commencing roadworks for the relevant stage as submitted under condition 13a)</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
	<i>Note: where any non-standard element is proposed within the road reserve, and these elements are proposed to be handed over to the local authority, further details (such as unique patterns, colours, material palettes for street furniture and signage elements), the proposed ownership and maintenance regime and a written confirmation of acceptance in relation to the non-standard assets must be provided as part of the submission under part c) of this condition.</i>	
17.	Public transport – bus stops a) Construct bus stops: <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with <i>Chapter 5: Bus stop infrastructure in Part 2 – Modal Infrastructure Chapters of the Public Transport Infrastructure Manual and / or Councils Standards</i>. b) Submit to EDQ IS RPEQ certification that the bus stops have been constructed in accordance with part a) of this condition.	a) Prior to survey plan endorsement or as agreed to in writing by the MEDQ b) Prior to survey plan endorsement or as agreed to in writing by the MEDQ
18.	Street Lighting a) Design and install a metered street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: <ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i>; v) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. b) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
19.	Water Supply – Compliance assessment a) Submit to EDQ IS for compliance assessment, an updated Water Network Analysis report, generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) <i>The Northshore Hamilton PDA - Water Supply and Sewer Preliminary Analysis</i> report, prepared by Cardno and dated 4 November 2020. b) Submit to EDQ IS detailed water reticulation design plans, certified by a suitably qualified RPEQ. The certified water reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the endorsed Water Network Analysis endorsed under part a) of this condition. 	a) Prior commencing water reticulation work b) Prior to commencing water supply works

PDA Development Conditions

No.	Condition	Timing
	<p>c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> i) Urban Utilities current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
20.	Sewer Reticulation – Compliance assessment	
	<p>a) Submit to EDQ IS for compliance assessment, preliminary design plans for the sewer to be constructed within the site and any works external to site to support the sewer network, generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The Northshore Hamilton PDA - Water Supply and Sewer Preliminary Analysis report, prepared by Cardno and dated 4 November 2020. <p>b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a suitably qualified RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the endorsed preliminary design plans required as part of part a) of this condition. <p>c) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> i) Urban Utilities current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<p>a) Prior the commencing sewer reticulation work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
21.	Flood Impact Assessment – Compliance Assessment	
	<p>a) Submit to EDQ IS for compliance assessment a Technical Memorandum providing the updated flood impact assessment, certified by a RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The Technical Memorandum is to demonstrate the following:</p>	<p>a) Prior to commencement of the earthworks for the first stage relevant preloading/earthworks area pursuant to condition 13a)</p>

Commented [B3]: his reflects the intent of this condition to enable various areas of the site works to be developed before the open channel is upgraded. This will result in flexibility in construction and ability to accelerate critical areas to meet 2032 timeframes.

Updated priority area plan provided for context.

NOTE: Intent is to develop as far as possible and frame the core BAV area which starts construction in 2027. Preliminary works in channel may be required to enable BAV construction before the entire channel is completed.

Tech Memos for S1 & S2 already received.

PDA Development Conditions

No.	Condition	Timing
	<p>i) The proposed earthworks and associated pre-loading plans endorsed under Condition 13 (b) and (c) are appropriately considered in the model.</p> <p>ii) The works have resulted in no hydraulic impacts external to the site.</p> <p>b) Submit to EDQ IS for compliance assessment, a Technical Memorandum providing an updated flood impact assessment, certified by a RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The Technical Memorandum is to demonstrate the following:</p> <p>i) The proposed earthworks and associated pre-loading plans endorsed under Condition 13 (b) are appropriately considered in the model.</p> <p>ii) The works have resulted in no adverse hydraulic impacts external to the site.</p>	<p>b) Prior to commencement of the first earthworks stage pursuant to condition 13a)</p>
	<p>b) Submit to EDQ IS for compliance assessment an updated flood impact assessment, certified by a suitably qualified RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The flood impact assessment is to demonstrate the following:</p> <p>a. The proposed drainage channel works, earthworks and associated hydraulic structures are appropriately considered in the models.</p> <p>b. The works have resulted in no hydraulic impacts external to the site.</p> <p>c. Addresses peak flood levels for a 2100 climate change scenario.</p> <p>c) Design and construct the development in accordance with the updated flood impact assessment report endorsed under part a of this condition.</p>	<p>b) Prior to commencement of the earthworks for the second stage or 3 months after endorsement of part of this condition – whichever occurs first which results in an unacceptable hydraulic impact external to the site.</p> <p>c) Prior to survey plan endorsement</p>
22.	<p>High Level Flood Risk and Flood Emergency Response Assessment – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment a High-Level Flood Risk and Flood Emergency Response Assessment prepared and certified by a registered professional engineer (RPEQ or equivalent) specialised in hydraulic engineering accompanied by evidence that the report has been reviewed by risk management specialist. The Flood Risk and Flood Emergency Response Assessment must be prepared in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council's Flood Planning Scheme Policy (SC6.11) and PDA Guideline No. 13 Engineering standards. The report should include the following information:</p>	<p>a) Prior to commencement of road works</p>

Commented [B4]: Remove duplicate condition

Commented [B5]: This reflects the intent of part a) to enable various areas of the site works to be developed before the open channel is upgraded. This will result in flexibility in construction and ability to accelerate critical areas to meet 2032 timeframes.

Commented [B6]: This reflects the document that will be provided and considered relevant for this level of detail.

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> i) Long- and cross-sectional profiles of the road network that demonstrate all lots included in this application will have access to a flood free road network to access Kingsford Smith Drive. ii) Detail any flood risk management strategies for lots having no such flood free access/egress during an interim period. iii) Passive and active flood measures including monitoring, evacuation, trigger levels, roles and responsibilities, training and post flood response measures. iv) Reference to the following documents: <ul style="list-style-type: none"> 1. State Planning Policy, July 2017 2. AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; and 3. The <i>Australian Disaster Resilience Handbook Collection Handbook 7 – Managing the Floodplain</i> and <i>A guide to Best Practice Flood Risk Management in Australia Handbook 10 – National Emergency Risk Assessment Guidelines</i>. <p>b) Implement the certified Flood Risk and Flood Emergency Response Assessment submitted under part a) of this condition.</p>	<p>b) At all times</p>
23.	<p>Stormwater Management (Quality) - Compliance Assessment</p> <p>a) Submit to EDQ IS for Compliance Assessment an updated Stormwater Quality Management Plan, certified by a suitably qualified RPEQ, for the management of stormwater within the subject site, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the Northshore Hamilton PDA Major Road Package Site Based Stormwater Management Plan prepared by Water Engineering Plus dated 22 March 2024. The updated stormwater quality management plan shall include the following:</p> <ul style="list-style-type: none"> i) Details of the proposed stormwater infrastructure; ii) Plans showing the locations of proposed street tree bio-retention basins, including the corresponding contributing catchment and lawful point of discharge; iii) Updated MUSIC modelling; iv) Any temporary stormwater treatment measures (construction and operational phases) that are required to achieve prescribed water quality objectives; v) Demonstrate that the invert of the outlet pipe connecting to the bio-retention basins are located above the highest astronomical tide (HAT) level; vi) The outlet pipe, headwall and associated erosion protection measures will be located outside the remnant vegetation / environmental corridor; vii) The stormwater from the adjoining lots, in the interim, can be connected to the elevated road stormwater infrastructures by gravity; viii) Identify all existing and proposed pits and pipes within the lots with the following information: <ul style="list-style-type: none"> 1. Size of the pits and pipes 	<p>a) Prior to commencement of stormwater works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>2. The pits and pipes to be decommissioned.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
24.	<p>Stormwater Management (Quantity) – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment, a stormwater management plan (quantity) certified by a suitably qualified RPEQ that provides a hydraulic impact assessment and engineering drawings generally in accordance with PDA Guideline No. 13 Engineering standards, Stormwater Quantity and the updated Flood Impact Assessment report approved under Condition 22 to include the following:</p> <ul style="list-style-type: none"> i) Hydraulic calculations of the pipe drainage systems within the road networks that will cater for the 10% AEP flow while the remaining overland flows up to 1% AEP from the roads and adjoining lots with appropriate blockage consideration (i.e., assuming no detention is required) will be managed by the road surface. ii) that the entire road drainage network will be safe from overland flood hazards as per QUDM, by considering all types of road users including people with different mobility requirements. iii) Hydrologic and hydraulic assessment of open drainage channels to demonstrate that the peak flood levels for the critical 1% AEP flood event (including climate change) does not exceed the Defined Flood extent levels identified in the endorsed flood impact assessment. iv) Plans detailing stormwater runoff from any part of the road and road batter that will be discharged to the adjoining lot. Provide necessary measures to manage the runoff associated with drainage (such as swales, pits and pipes). v) Outlet pipes, headwall and associated erosion protection measures will be located outside remnant vegetation / environmental corridor. vi) Provide appropriate safety measures, as per QUDM, for the road sections where the overland flow safety will be compromised. vii) Include an appropriate safety fence or equivalent safety measure along the drainage channel. <p>b) Submit to EDQ IS for compliance assessment, an addendum / technical memorandum to the stormwater management plan (Quantity) approved in Part a) of this condition certified by a suitably qualified RPEQ, detailing any temporary stormwater works required as interim measures to support construction of the development.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of temporary stormwater works</p>

PDA Development Conditions

No.	Condition	Timing
	<p>c) Submit to EDQ IS detailed engineering design plans and associated calculations, certified by a suitably qualified RPEQ, for the proposed stormwater infrastructure generally in accordance with the endorsed plans required under part a) and b) of this condition.</p> <p>The submitted drawings and calculations must demonstrate that appropriate culvert blockages are considered, as per QUDM, to ensure a safe overland flow regime at and around the conveyance corridor.</p> <p>For any non-standard asset, submit evidence to EDQ IS that an agreement with the final asset owner has been entered into.</p>	c) Prior to commencement of the relevant stormwater works
	<p>d) <u>Submit only to EDQ IS detailed engineering design plans and associated calculations, certified by a suitably qualified RPEQ, for the proposed stormwater infrastructure that drains directly to the Brisbane River.</u></p>	d) Prior to commencement of the relevant stormwater works
	<p>e) Construct stormwater works generally in accordance with the certified plans endorsed under part a) of this condition.</p>	e) Prior to survey plan endorsement
	<p>f) Submit to EDQ IS "as constructed" plans, certified by a suitably qualified RPEQ, demonstrating the device functioning as designed and any other documents required under CPM.</p>	f) Prior to survey plan endorsement
25.	<p>Stormwater Waterway and Stormwater Treatment Devices Maintenance Strategy – Compliance Assessment</p> <p>a) Submit to EDQ IS for Compliance Assessment, a detailed strategy for the ongoing maintenance of the full extent of the waterway and stormwater treatment devices. The submitted strategy must detail the following:</p> <ol style="list-style-type: none"> How the waterway will be maintained to keep it purposeful at all times; Plans detailing the location and components of the drainage infrastructure. Include any maintenance access points, inspection or monitoring points; What specific (engineering & non-engineering) measures are required to be implemented to enable its ongoing maintenance; For the specific measures required in part ii., when each measure will be implemented; A description of associated rectification procedures. <p>b) Submit to EDQ IS an updated waterway maintenance strategy to reflect any necessary adjustments identified during the maintenance period, accompanied by evidence of agreement from the final asset owner.</p> <p>c) Submit to EDQ IS evidence that all measures endorsed under part a) and b) of this condition have been appropriately implemented.</p>	<p>a) Prior to on maintenance or survey plan endorsement whichever occurs first</p> <p>b) At off maintenance</p> <p>c) Prior to survey plan endorsement or otherwise agreed by MEDQ in writing</p>

Commented [B7]: New sub-condition to enable early construction of the stormwater lines that drain to the Brisbane River under the ECI contract and independent of the open drain strategy.

	d) Maintain all measures implemented under part b) of this condition.	d) At all times
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PDA Development Conditions		
No.	Condition	Timing
26.	Stormwater Connection a) Where the levels of new roads are above the existing or interim property levels, connect the newly created lots to the stormwater drainage system in accordance with Council standards. b) Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council's current adopted standards. <i>Note: Where stormwater infrastructure forms part of the network where the final asset owner is Council and/or another entity, an easement is required.</i>	a) During construction b) Prior to survey plan endorsement
27.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of underground electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
28.	Telecommunications a) Submit to EDQ IS detailed design documentation certified prepared by a suitably qualified person, for telecommunications infrastructure prepared in accordance with the approved Telecommunications plan. The documentation should include: i) Detailed telecommunications plan showing the layouts and details of smart poles and non-standard infrastructures. ii) Location and type of non-standard infrastructure to align with the landscape plan and road work drawings submitted under the respective conditions. iii) Demonstration that communication throughout the precinct for traffic signal or otherwise is via fibre optic cabling (ducted linkages), not 4G. iv) Identification of any easements. v) Written agreement from Council for any non-standard assets. b) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. c) Connect the approved development to telecommunication infrastructure in accordance with the documentation submitted under part a) and b) of this condition.	a) Prior to commencement of roadworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement

Commented [B8]: This condition has been identified as problematic given the various existing assets that EDQ has no control over. Obtaining deed polls and compliance documents from designers outside the design team will be very difficult.
Can we change as requested?

PDA Development Conditions		
No.	Condition	Timing
29.	Broadband	
	a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> .	a) Prior to survey plan endorsement
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to survey plan endorsement
Environment		
30.	Streetscape Works – Compliance Assessment	
	a) Submit to EDQ DA, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The certified drawings are to include, where relevant: i) location and type of street lighting in accordance with AS1158 – <i>Lighting for Roads and Public Spaces</i> ; ii) footpath treatments; iii) location and specifications of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; vi) Accord with the endorsed road works plans.	a) Prior to commencing streetscape work
	b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.	b) Prior to survey plan endorsement
	c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement
31.	Wayfinding and Signage – Compliance Assessment	
	a) Submit to EDQ DA for Compliance Assessment a Wayfinding Strategy that addresses both the strategic and local context, and details at a minimum: i) Wayfinding principles and elements within the development and how these: 1. Integrate into the citywide landscape, including with Council's wayfinding strategy; and 2. Stitch together to create a coherent navigable urban landscape. ii) How the following key design elements have been used to deliver wayfinding throughout the development:	a) Prior to commencing streetscape works

PDA Development Conditions		
No.	Condition	Timing
	<ol style="list-style-type: none"> 1. Place specific qualities and architectural clues (landscape, heritage, architecture and public art); 2. Graphic communication; 3. Audible communication; and 4. Tactile communication. <p>iii) Outcomes of consultation undertaken with Council, including the date(s) of consultation, the information supplied to Council, a list of the persons consulted, comments received from Council (both written and verbal), and a response to the comments received.</p> <p><i>Note: The purpose of the consultation is to obtain Council's confirmation that the approach to wayfinding is acceptable in the context of the existing City arrangements and meets Council's current adopted standards.</i></p> <p>b) Implement the Wayfinding Strategy approved under part a) of this condition.</p> <p>c) Submit to EDQ DA, evidence that the Wayfinding Strategy has been carried out.</p>	<p>b) Prior to survey plan endorsement and maintained at all times</p> <p>c) Prior to survey plan endorsement</p>
32.	<p>Significant Vegetation Removal - Compliance Assessment</p> <p>a) Where significant vegetation is to be removed in accordance with conditions of this approval, submit to EDQ DA for compliance assessment an ecological impact report prepared by a suitably qualified ecologist. The submitted documentation is to include:</p> <ol style="list-style-type: none"> i) a plan showing the extent of significant vegetation required to be removed; ii) temporary and permanent vegetation removal; iii) a plan showing areas to be replanted, including species, sizes and any required offsets; iv) An ecological survey of the areas subject to the removal of significant vegetation; v) Details regarding any potential impacts to fauna and flora populations (including migratory and local populations) within and outside the site boundary that may be impacted by the required vegetation clearing. <p>b) Remove significant vegetation in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS certification from a qualified ecologist that vegetation clearing has been carried out in accordance with part b) of this condition.</p> <p><i>Note: Significant vegetation is defined in accordance with the Northshore Hamilton Development Scheme and includes all vegetation (including marine plants) along drainage corridors, street trees, all significant landscape trees as defined by Brisbane City Plan. Significant vegetation may also be deemed Controlled Vegetation which is mapped in Northshore Hamilton Control</i></p>	<p>a) Prior to removal of any significant vegetation</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement
35.	Tree Protection Fencing Install tree protection fencing to protect any tree that is to be retained in accordance with the approved plans. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> .	Prior to commencing work and to be maintained until work has been completed
36.	Fauna Spotter and Catcher a) For any work being undertaken in vegetated areas including existing mangrove habitat, a licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is required to undertake a survey of the site to identify any fauna or habitat features and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher to be present during works. c) Submit to EDQ DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures were carried out generally in accordance with the conditions of approval.	a) Prior to the removal of any vegetation b) During vegetation removal c) Within 3 months of the completion of works removing vegetation
37.	Protection of Marine Fauna - Fish a) Minimise the risk of fish kills arising from tidal works that could occur through entrapment of fish. Provisions to include: i) Regular monitoring for fish entrapment; ii) Fish salvage to be carried out by a suitably qualified person; iii) Fish salvage must be carried out in accordance with the Fisheries Queensland <u>Guidelines for Fish Salvage</u> or under a General Fisheries Permit issued under the <i>Fisheries Act 1994</i> ; iv) Any screening to be designed and operated in accordance with the <u>Design specifications for fish-protection screens in Australia</u> . b) If fish have been trapped by the works, fish salvage activities are to occur in accordance with the Fisheries Queensland <u>Guidelines for Fish Salvage</u> and implemented immediately.	a) For the duration of Works b) At all times
38.	Contaminated Land – Site Management a) Submit to EDQ IS, Contamination Management Plans certified by a suitably qualified person for road and associated embankment works for land listed on the Environmental Management Register (EMR) and/or Contaminated Land Register (CLR). The site Contaminated Management Plan is to be prepared in accordance with the framework and provisions set out in the <i>Environmental Protection Act 1994</i> .	a) Prior to commencement of earthworks for the relevant stage pursuant to Condition 13 ^{ab)}

Commented [B9]: Adjusted to suit relevant section

PDA Development Conditions

No.	Condition	Timing
	<p>b) Submit to EDQ IS, Remediation Action Plans (RAP) for lots listed on the EMR and/or CLR that detail the remediation works required in order to prepare a Site Suitability Statement.</p> <p>c) Undertake remediation works in accordance with the Contaminated Management Plans and RAP submitted under part a) and b) of this condition.</p> <p>d) Submit to EDQ IS confirmation from an approved auditor that land remediation and land contamination management has been carried out in accordance with the RAP's and Contaminated Management Plans submitted under part a) and b) of this condition.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>NOTE: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i></p>	<p>b) Prior to commencement of earthworks for the relevant earthworks stage pursuant to Condition 13-ab</p> <p>c) During earthworks for the relevant lot/road.</p> <p>d) Prior to survey plan endorsement</p>
39.	<p>Water Contamination</p> <p>a) For the proposed works, only use clean materials which are free from prescribed water contaminants.</p> <p>b) Spoil is not disposed of within waterways, and where required, is managed to prevent acid soil development.</p>	<p>a) At all times</p> <p>b) At all times</p>
Surveying, Land Transfers and Easements		
40.	<p>Land Transfers – Contaminated Land</p> <p>Submit to EDQ IS a copy of a site suitability statement, as required under the EP Act, for land that will be ultimately transferred to a trustee, and that it is suitable for the intended purpose(s). The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act.</p> <p><i>NOTES:</i> <i>For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i></p>	<p>Prior to survey plan endorsement, unless otherwise agreed in writing by the MEDQ</p>

Commented [B10]: Adjusted to suit relevant section

PDA Development Conditions		
No.	Condition	Timing
45.	Property Note – Flooding a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for all lots affected by land below the defined flood level. The property note is to include the following information: i) The lot is impacted by flood and ground level is below the defined flood level. ii) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware that the land requires filling or excavation for building basement, to meet flood level requirements. b) Submit to EDQ DA a copy of the agreed wording to be included in the Property Note.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
46.	Property Note – Contaminated Land a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for any lots affected by contaminated land and have not been removed from the CLR/EMR prior to plan sealing. The property note is to include the following information: i) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware that the land is contaminated and a Contamination Management Plan or RAP associated with the lot has been prepared and can be made available. b) Submit to EDQ DA a copy of the agreed wording to be included in the Property Note.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
47.	Road Dedication Dedicate as new road at no cost to Council, land identified on the approved reconfiguration of a lot plan as proposed new road.	Prior to survey plan endorsement
48.	Permanent Road Closure – Part of Curtain Avenue West Close existing section of road (part of Curtain Avenue West) to accommodate proposed open drainage channel.	Prior to commencement of open drainage channel works
49.	Plan of Reconfiguration – Compliance Assessment Submit to EDQ DA, an updated Reconfiguration of a Lot plan to accommodate the open drainage channel proposed within the existing Curtin Avenue West Road Reserve.	Prior to the road closure specified in Condition 48
50.	Temporary Works – other than stormwater (refer condition 24b) Complete engineering servicing plans and associated calculations, certified by a suitably qualified RPEQ or suitably qualified person as appropriate, for any proposed temporary works to facilitate stages of construction and existing facilities.	Prior to commencement of construction of temporary works.

Commented [B11]: New item to cover all temporary works

Infrastructure		
51.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP
PDA Development Conditions		
No.	Condition	Timing
52.	Contributed Asset(s) – Non-standard Where contributed assets are not endorsed through a compliance assessment and are to be delivered to a standard other than the relevant Council standard (the relevant standard in force at the time of this PDA decision notice), submit to EDQ IS, evidence of liaising with Council or another third party regarding the ownership and maintenance of that Contributed Asset.	Prior to survey plan endorsement

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

The construction of the open drainage channel within Curtin Avenue West will require approval to close the road to traffic to allow construction to occur. Applicant is advised that an application to permanently close the road is required to be approved by the MEDQ. The road closure may require approvals to be issued by other entities.

The removal of vegetation may require a separate approval by the MEDQ in accordance with the *Economic Development (Vegetation Management) By-law 2013*.

Contaminated soil cannot be transported across neighboring lots or used in drainage outside of the lot/plan. Contaminated soil cannot be removed from an EMR listed site without a soil disposal permit. You need a disposal permit to remove contaminated soil for treatment or disposal from land listed on the EMR or Contaminated Land Register (CLR). The department's guideline [Disposal permit to remove, treat and dispose of contaminated soil \(PDF, 565KB\)](#) provides more detailed information about when a disposal permit is needed, and how to apply.

Works within a watercourse may require separate approvals and/or permits under the *Planning Act 2016* and /or the *Fisheries Act 1994* or require compliance with certain self- assessable codes for waterway barrier works.

For any protected plants and animals regulated under the *Nature Conservation Act 1992*:

1. Where threatened plants or near threatened plants are present in a clearing impact area and cannot be avoided, a clearing permit will be required. Further information regarding the clearing of protected plants can be found here: <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants/clearing>.
2. For animal breeding places, an approved Species Management Program (SMP) is required to tamper or destroy an animal breeding place. Further information regarding SMP's can be found here: <https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program>
3. Management activities including roost destruction and disturbance or dispersal of flying-foxes while occupying a roost will usually require a Flying-fox Roost Management Permit (FFRMP) from the department. Further information regarding flying-fox management can

be found here: <https://environment.des.qld.gov.au/wildlife/animals/living-with/bats/flying-foxes/roost-management>

**** End of Package ****